



Planning & Land Use Department

Town of Barrington

PO Box 660

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Barrington, NH 03825

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NOTICE OF DECISION

[Office use only]	Date certified:	As built received:	Surety returned
<i>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i>			
Proposal Identification: 224-1-NR-14-Sub (W. Paul Cullen-Cullen Woods) Request by applicant for an 11 lot Single Family Subdivision, a waiver for underground utilities on a 48+/- acre lot on Smoke Street in the Neighborhood Residential (NR) Zoning District. By: Michael Garrepy, Tuck Realty Corp.; 34 Raeder Drive Stratham, NH 03885			

Applicant: Michael Garrepy Tuck Realty Corporation 34 Raeder Drive Stratham, NH 03885 Owner: Paul W. Cullen PO Box 2044 South Padre Island, TX 78597	Dated: 9/15/2014
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Dear applicant:

This is to inform you that the Barrington Planning Board at its September 9, 2014 meeting **CONDITIONALLY APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by February 9, 2015, the Boards approval will be considered to have lapsed, unless a mutually

agreeable extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1)
 - a) Add the owners signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
- 2) Revise the following plan notes
 - a) Note #21 A Special Exception was granted on August 20, 2014 by the Barrington Zoning Board per Article 4.1.2. Reference the Zoning Board of Adjustment Notice of Decision to allow access from a side not the lots frontage.
- 3) Add the following plan revisions to the plans
 - a) Delineate 15' wide access easement to proposed open space on lot #2 on the plan (12.5.3(1) of the Subdivision Regulation)
 - b) Revise the driveway presentation on lot three
- 4) Install monumentation of the open space access easement as defined in the Town of Barrington Subdivision Regulations (*Section 8.8*)
- 5) Add the following plan notes:
 - a) List waiver GRANTED from 14.1.1 all utilities to be installed underground.
 - b) Improvements to the right of way to improve sight distance must be completed prior to the issuance of a building permit for any of the proposed lots which are part of the subdivision. The Road Agent shall inspect and approve the improvements in the right of way.
- 6) Town Counsel shall approve all open space access easement language.
- 7) Town Counsel shall approve proposed driveway easement language
- 8) The amount and type of performance guarantee, under advice from the Town Engineer or designee shall be set prior to the final approval of the subdivision plan.
- 9)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. (*Reference 8.8 of the Town of Barrington Subdivision Regulations*)
- 10) Any outstanding fees shall be paid to the Town
- 11) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans (c) one electronic version by pdf or CD must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. Note. If there are significant changes to

be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.

General and Subsequent Conditions

- 1) Ownership of the designated Open Space will be transferred to the Town of Barrington prior to the issuance of the first building permit.
- 2)# In accordance with RSA 674:39 active and substantial development shall mean the expenditure of at twenty-five percent (25%) of the infrastructure costs required for a development, as indicated by a subdivision approved by the Planning Board, within (24) months of said approval, where approved plans have been properly recorded at the Registry of Deeds. Infrastructure shall mean in this instance, the construction of roads, storm drains, water and sewer facilities, or parking lots. Compliance with this definition shall also necessitate that a bond or other security to cover costs of said infrastructure requirements has been posted with the Town prior to the beginning of construction, if required as a condition of approval.
- 3) The Cistern required for fire safety shall be installed to Barrington Fire Department specifications. All required fire protection standards shall be operational prior to the issuance of any building permits. *Reference 11.5.(1) of the Town of Barrington Subdivision Regulations*
- 4) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department current use map and/or other items needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue Administrations Rules are satisfied.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Marcia J. Gasses
Town Planner & Land Use Administrator

cc: Scott Frankiewicz
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